

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: November 6, 2014, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Victor Cabral, Thomas Enright, John Allen, Mary Millard

Also Present: Andrew Teitz, Esq.

Absent: Ben Bergenholtz

Chairman Lima brought the meeting to order at 7:00PM.

The minutes of the October 2, 2014, meeting were approved as presented. (Allen/Millard 5-0)

1. 14-149B 42 Byfield St., John Barker replace porch gutters

Property owner John Barker presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Application is to replace existing square metal gutters on the front porch with Aluminum K style gutters to match those on the rest of the house. The existing square style gutters are no longer available.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 14-149B as presented to replace existing metal gutters with aluminum K style in accordance with Secretary of the Interior Standard #9 (Allen/Cabral 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9

Project Monitor: John Allen

2. 14-112 227 Thames St., Benelly, LLC – Pedego Electric Bikes RI, Mark DeStefano signs

Store owner Mark DeStefano presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is for a new sign to be installed on the existing sign board. The board will be painted black with a white border. Name PEDEGO will be raised white letters 1" thick and ELECTRIC BIKES on a vinyl over composite board white letters with a teal background.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 14-112 as presented for sign material and colors and dimensions as determined by zoning regulations in accordance with Secretary of the Interior Standard #9 (Enright/Cabral 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9

Project Monitor: Victor Cabral

3. 14-143 72 Thames St., Thomas Pasqual

1. revision to approved remodel design; 2. repair north soffit

Property owner Thomas Pasqual presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. Application is for the repair of the north soffit and revision of an approved remodel design. Mr. Pasqual said the soffit is badly deteriorated and needs to be repaired and the gutters replaced in kind.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 14-143 as presented for the repair/replacement of the north soffit and replacement of the gutter in kind in accordance with Secretary of the Interior Standard #9 (Cabral/Enright 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9

The proposed remodel is for a roof deck inserted in the west end of the north roof with a new door. The material will be the same as approved in the previous application.

Chairman Lima commented she thought the new remodel created a lot of “stuff” in the roof line and that the approval of a “dormer was a major concession.” She stated that this is a distinctive Greek Revival style house.

Member Allen agreed that the deck design detracts from the historical aspect of the house and he has a difficulty feeling the design fits into the streetscape.

Member Cabral agreed as did Member Millard who stated the deck created an “off balance” aspect to the house. Member Enright asked if the deck with its outdoor space could be incorporated into the dormer addition.

As the majority of the Commission members did not feel that this deck was appropriate for the building, Mr. Pasqual requested a continuance to the January 8, 2015, meeting to give him time to rethink the project.

A motion was made to continue Application 14-143 to the January 8, 2015, meeting (Allen/Cabral 5-0).

4. 14-144 30 Bradford St., 30 Bradford St. Assoc., Stephen Brigidi
1. partial re-side; 2. add new balcony

Property owner Stephen Brigidi presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. Application is to reshingle using white cedar shingles where necessary and mainly on west elevation. Also to construct a new balcony as shown in exhibits using pressure treated wood and steel brackets. The balcony deck to be pressure treated wood (preference) or Trex if cost allows.

Member Millard suggested that mahogany be used for the rail as pressure treated wood does splinter.

Small existing window to be replaced with a solid wood 3/3 lite door.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 14-144 to replace siding as necessary and for the construction of a new balcony using pressure treated wood design as shown in exhibits with a new wood door replacing window. The stairs are to be wood and the railing to be either pine or cedar in accordance with Secretary of the Interior Standards #9, 10 (Enright/Cabral 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10

Project Monitor: John Allen

5. 14-146 423 Hope St., 423 Hope St. Redevelopment, Jim Roiter
replace windows

Property manager Jim Roiter presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Mr. Roiter is applying to replace the front (east) windows on the Belvedere. The remaining three elevations have new replacement Pella windows. He stated the front windows are inoperable, drafty and not safe.

Chairman Lima noted that when the three other sides were approved for replacement windows it was with the condition that the front windows be retained and maintained. She noted that it is the Commission's practice to have a site visit to inspect the interior and exterior of windows that owners would like to replace.

Member Enright noted that when renovations were approved for the building on the opposite side of the street the ground floor windows were to be retained. Member Allen stated that all applicants should be treated in an equal fashion and that no approval could be given tonight and that a site visit should be scheduled.

Chairman Lima invited comments from the public. Brian Bickey owner of Belvedere Unit E spoke stating that the sashes on his windows were shimmed with business cards; the windows were single pane which allowed for noise; and the storm windows were ugly.

Tom Miller owner of Unit F, stated that he needed to use window sticks to hold open the windows. Mark Sitcoske a renter asked if the replacement windows would be all wood or aluminum clad.

The Commission was in unison to hold a site visit.

A motion was made to continue Application 14-146 to the December 4, 2014, meeting and to conduct a site visit prior to the meeting (Allen/Cabral 5-0).

**6. 14-150 One Burnside St., Herreshoff Marine Museum
replace existing front door**

Museum Director Lawrence Lavers presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. application is to replace front wood double door with a single glass door with side lights which will be ADA compliant. Replacement door is shown in Exhibits B and C. The existing canopy will remain.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 14-150 as presented and shown in exhibits in accordance with Secretary of the Interior Standard #9 (Cabral/Allen 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9

Project Monitor: Thomas Enright

**7. 14-151 570 Hope St., Bristol Warren Regional School Dept. (Colt School)
1. replace walkway; 2. new walkway; 3. re-grade lawn**

Property Manager George Simmons along with designers Peter Glick and Ed Bourget presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-M. Application is to make repairs to alleviate damage due drainage caused by deteriorated condition of sidewalk. Water is infiltrating into the school building. The current concrete walkway was constructed C.1940.

Proposed is a new concrete walkway with scoring patterns with upgraded drainage. The grass area to the south west will be regarded for best drainage.

It was noted by Chairman Lima that there is a WPA plaque set in the existing concrete and she questioned what would become of it. If it is reset in new concrete there should be an explanation that it has been reset.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 14-151 as presented for the new walkway and regarding. The WPA plaque is to be retained and either donated to the town or school or if reset in new walk to be accompanied by an explanation of the revision in accordance with Secretary of the Interior Standard #9 (Allen/Cabral 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9

Project Monitor: Oryann Lima

**8. 14-152 106 State St., Michael Morrell
install gas meter**

Property owners Mike and Carole presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Application is to install a gas meter on the east side of the house. The meter will be shielded from public view by a fence.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 14-152 as presented to install gas meter on the east side of the house in accordance with Secretary of the Interior Standard #9 (Cabral/Millard 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9

Project Monitor: Mary Millard

Staff Report:

Staff Approvals – October, 2014 = 8, copy attached

Project Monitor Report(s)

Old Business

Adjourn:

A motion to adjourn was unanimously passed at 9:05PM

SC

Date Approved: December 4, 2014

BRISTOL HISTORIC DISTRICT COMMISSION

Monthly Sign-Off Report October, 2014

DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
10/09	14-145	23 Summer	Replace fence
10/14	14-147	48 Constitution	Re-roof 2 buildings
10/14	14-148	36 Burton	Re-roof
10/16	14-149	42 Byfield	Re-deck porch
10/21	14-153	297 Hope	Repair/replace molding on parapet
10/28	14-154	125 Thames	Re-roof – hot mop bituminous
10/30	14-155	500 Wood, Bldg. 45	Repairs to door, deck canopy, upstairs elevator door and stairs
10/30	14-156	70 High	Replace front, rear storm doors